

For Information Only

Countryside Sports Complex - Post Construction Update

Presented To: Community Services Committee

Presented: Monday, Jun 25, 2012

Report Date Thursday, Jun 14, 2012

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Recommendation

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Background

The purpose of the current report is to provide the Community Services Committee with a summary of the Countryside Sports Complex project, including the project budget and work completed to date. The project was delivered under budget (approximately \$600K).

In April 2010, City Council passed a resolution to construct an additional ice pad at the Countryside Sports Complex. The original resolution which had funding options predicated on the closing of Cambrian Arena was later reconsidered in June 2010.

Resolution 2010-133, passed on April 14, 2010:

WHEREAS Cambrian Arena is closed and needs to be replaced;

AND WHEREAS Council provided direction for staff to cost out options for arena renewal;

AND WHEREAS the two options were identified as: an additional ice pad at Countryside Arena or a new two pad facility at Lorraine Street;

AND WHEREAS Council requested a financial plan for these options;

AND WHEREAS the primary shortage of ice is in the city core, as identified in the Parks, Open Spaces and Leisure Master Plan which is compounded by the closure of Cambrian Arena;

THEREFORE BE IT RESOLVED THAT plans for construction of a second ice pad at Countryside Arena commence effective May 2010 as outlined in the report dated April 9,

Signed By

Report Prepared By

Rob Blackwell
Manager, Quality, Administrative and
Financial Services
Digitally Signed Jun 14, 12

Division Review

Real Carre
Director of Leisure Services
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Recommended by the Department

Catherine Matheson
General Manager of Community
Development
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Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
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2010 from the General Manager of Community Development;

AND THAT the Community Development Department undertake a detailed Arena Renewal Strategy for a multi-pad arena opportunity consistent with the principles of the Constellation Report for equitable placement of facilities across the City of Greater Sudbury;

AND THAT the strategy consider recommendations from the Parks Open Space and Leisure Master Plan, advice gathered from community consultation for the multi use recreational complex along with additional broad based community consultation regarding future multi pad opportunities;

AND THAT the Arena Renewal Strategy be completed in advance of Budget 2012;

AND THAT staff be directed to notify Greater Sudbury Utilities Inc. regarding Council's intent to redeem the preferred shares;

AND THAT any operating budget savings from the closure of the Cambrian Arena for 2010 and 2011 be transferred to the Capital fund.

Resolution 2010-238 passed after a motion for reconsideration was presented on June 23rd, 2010:

WHEREAS Cambrian Arena is currently not in use and in need of repair to be put back in service;

AND WHEREAS Council, on April 14th, 2010, decided not to reopen Cambrian Arena and to apply the resulting operating budget savings towards the addition of a second ice pad at Countryside Arena;

AND WHEREAS a \$560,000 contract has been awarded for architectural services at Countryside Arena and that project is proceeding;

AND WHEREAS Staff prepared a report at Council's request outlining an alternative financing model for the second ice pad at Countryside Arena that would include repairing and reopening Cambrian Area;

AND WHEREAS reopening Cambrian Arena would result in meeting our ice pad needs in the City core pursuant to the Parks, Open Spaces and Leisure Master Plan;

THEREFORE BE IT RESOLVED that Council reconsider Resolution #2010-133 with regard to Cambrian and Countryside Arenas, pursuant to Rule 34.03 of the Procedure By-law.

The reconsideration of Resolution 2010-133 provided direction to repair Cambrian Arena and authorized the revised financing model. As per Council's direction, Cambrian Arena was repaired and the new ice pad at Countryside Arena was constructed.

The following is a list of milestones that occurred over the life of the Countryside construction project:

- Funding was approved by Council on April 14, 2010 with a total project budget of \$10.98M
- The design and project management contract was awarded to Yallowega and Belanger Architecture in June 2012 (\$560K)
- The construction contract was awarded to R. M. Belanger Construction in November 2012 (\$7.45M)

- The complex reopened to the public, with both ice pads on October 1, 2011

Scope of Work

The scope of work as approved by Council in April 2010 was to construct a second ice pad at Countryside Arena. The expansion of the Countryside Arena Sports Complex included the following project features:

- NHL size ice surface / protective netting
- Main lobby modification
- Public seating for approximately 250
- Storage capacity under public seating area and maintenance storage room
- Construction of new concession
- Events/ticket sales booth
- Public washrooms and a family washroom
- 8 dressing rooms / rubber flooring /1 officials' room
- Accessibility features (main entrance doors , elevator , accessible dressing rooms (4) , push button door openers where required)
- Expansion of viewing gallery
- Refrigeration / mechanical plant
- Leased space (sports shop)
- Tournament office
- General landscaping
- Additional dressing rooms (original rink) to accommodate co-ed participants
- Landscaping / interlocking walkway
- Parking lot upgrades / expansion
- Lighting retrofit – energy initiative for original rink
- 5,000 sq. feet space for future Sports Hall of Fame

Financial Overview

The project budget (actual vs. budget) is included in Appendix 1. The total budget for design and construction was of \$10.98M, financed from several sources, including:

- 2010 capital contribution (\$760K)
- proceeds from the redemption of Greater Sudbury Utility (GSUI) preferred shares (\$4.2M)
- debt financing over 25 years (\$5.9M)
- one time transfer from Cambrian Arena (\$100K)

The 25 year debt repayment (\$404,732 per year) is financed through annual contributions of funds from the capital envelope and revenue from future development charges (\$288,732) and the net levy savings (\$116,000) that would occur from the new Countryside Arena's ability to generate enough revenue to "break even", not requiring a levy contribution for its operation.

The project is approximately \$600K under budget. The total project cost includes the construction of a 5000 sq ft. space to accommodate a future Sports Hall of Fame.

Challenges and Issues

Contingencies

The project has been successful, with the re-opening of the facility occurring on October 1st, 2011. Most large construction projects carry up to 10% of project costs for contingency, the total value of contingencies for the Countryside project was approximately 8% the total project budget.

A site meeting with the architect and contractor occurred in April 2012 to identify any further deficiencies. The majority of the work is now complete.

The Roof

Additionally, since the reopening of the complex two issues with regards to the roof of the new ice pad have been experienced:

November 2011 - experienced water penetration in main rink area of the new ice pad. The primary contributing factors to the leak were water penetration through the incompleated feature wall and a minor tear in the roof membrane. City has received confirmation that an additional 10 year warranty on the roof (material and labour) is in force.

January 2012 - damaged exhaust pipes (radiant heaters) due to snow and ice sliding along roof and damaging exhaust pipes. The contractor has installed roof chevrons (parapets) to protect exhaust pipes from ice and snow. Additionally, the exhaust pipes over the bleachers (new rink) were further stabilized by installing support brackets.

Energy Efficiencies

The design and construction of the Countryside complex has included several energy efficiencies. Included in the roof design for the new ice pad was the load capacity to accommodate solar panels in the future (south-facing roof). Proceeding with solar panels would require significant capital investment. The viability of this initiative is currently being investigated.

Energy efficient lighting was installed during the construction of the new ice pad, and an energy retrofit for efficient lighting is being completed on the original ice pad. The cost of the energy retrofit qualified for a grant of \$8200 from the Ontario Power Authority.

The ice plant purchased for the new facility is also energy efficient and may assist in realizing savings. It is anticipated that these savings could offset any additional energy costs that might be associated with the Sports of Hall of Fame.

Conclusion/Future Considerations

The Countryside Sports Complex project was delivered on time and under budget. The resulting facility has been well received by the citizens of Greater Sudbury. The Countryside Sports Complex provides a modern twin-pad facility for the CGS and demonstrating Council's commitment to enhancing the leisure and recreation opportunities for Greater Sudbury, contributing to a healthy community.

A 5000 sq ft. space has been constructed to accommodate a future Sports Hall of Fame, and additional opportunities for increasing the revenue associated with the facility (leasing retail space) are being investigated. Parking lot improvements and a "feature wall" have yet to be finished, and are expected to be completed this summer.

Considerations for Surplus

Several potential options exist given the surplus (approximately \$600K) that remains from the project budget for Council's consideration:

1. Apply the surplus towards debt repayment (outstanding debt is approximately \$5.9M)
2. Transfer the surplus funds to be used towards additional arena renewal initiatives

associated with the Arena Renewal Strategy

3. Allocate the surplus to develop 3 full size soccer fields and dressing rooms at the Countryside Complex (\$2.7M for natural turf/\$4.4M for 1 artificial turf and 2 natural turf)
4. Allocate the surplus to energy initiatives (lighting retrofits/solar panels) (approximately \$750K)
5. Allocate the surplus to the “future roof reserve” for the Grace Hartman Amphitheatre (estimated \$2.4M, \$200K already in reserves)

Staff will return to Community Services Committee with a subsequent detailed report in Fall 2012 with options for Council to consider.

Appendix 1

(as of 05 June 2012)

	Actual/Committed	Budget	Variance (over budget)
REVENUE			
<u>Approved Funding</u>			
Redeeming CGS preferred shares in GSUI	\$4,184,100		
2010 Capital budget	\$760,498		
Internal financing	\$5,889,488		
from current from project management	\$49,459		
Transfer from Cambrian Arena in 2010	\$100,000		
Total approved funding	\$10,983,545	\$10,983,545	\$0
EXPENSES			
Consultant Costs (per contract (Yellowega) + extra fees)	(\$658,165)	(\$650,000)	(\$8,165)
Permits	(\$89,443)	(\$160,000)	\$70,557
CGS Project Management - estimate	(\$49,459)	(\$114,460)	\$65,001
Miscellaneous	(\$26,539)	(\$512,585)	\$486,046
Tender Construction Costs - per contract + CO (RM Belar	(\$8,296,143)	(\$8,331,840)	\$35,697
Tender excavations - actual (Lacroix)	(\$109,380)	(\$110,000)	\$620
Tender Parking Lot Development - Pioneer Construction €	(\$1,019,687)	(\$1,004,660)	(\$15,027)
Ice resurfacer - actual (net of HST)	(\$84,564)	(\$100,000)	\$15,436
Total committed project costs	(\$10,333,381)	(\$10,983,545)	
Cash available (deficit)	\$650,164	\$0	

3,840 sq.m.
41,330 sq.ft.

complexe sportif
Countryside
sports complex



south elevation



august 27, 2010 - DRAFT